

# FOR LEASE | NEW OWNERSHIP | 250SF-10,300SF | WOODSTOCK, IL | OFFICE/RETAIL

666 Russel Ct Woodstock, IL 60098



## PROPERTY DESCRIPTION

Now Pre-Leasing as the building undergoes interior and exterior improvement, 1st, 2nd & 3rd office/retail space which is broken up from 250SF- 4,000SF units or a tenant can lease up an entire floor which is 10,300SF per floor. The building offers a lobby, hydraulic elevator, and common area bathrooms on each floor and landlord currently has plans to add a rooftop deck for private gatherings offered to tenants. Located next to the McHenry County Government Court House this location would be a best suited for counselors, therapist, attorneys, accountants, business professionals, retail salon suites operators, restaurants and more.

Property is under new ownership/management as of July 2023. Modified Gross Lease includes gas, water, A/C, heat.

## OFFERING SUMMARY

Lease Rate:	\$18.00 - 24.00 SF/yr (MG)
Number of Units:	26±
Available SF:	250 - 10,300 SF
Lot Size:	2.3 Acres
Building Size:	31,110 SF
Zoning:	B-2
APN:	08-32-202-018

**Paul Proano**  
312 860 4043  
IL #475.170890



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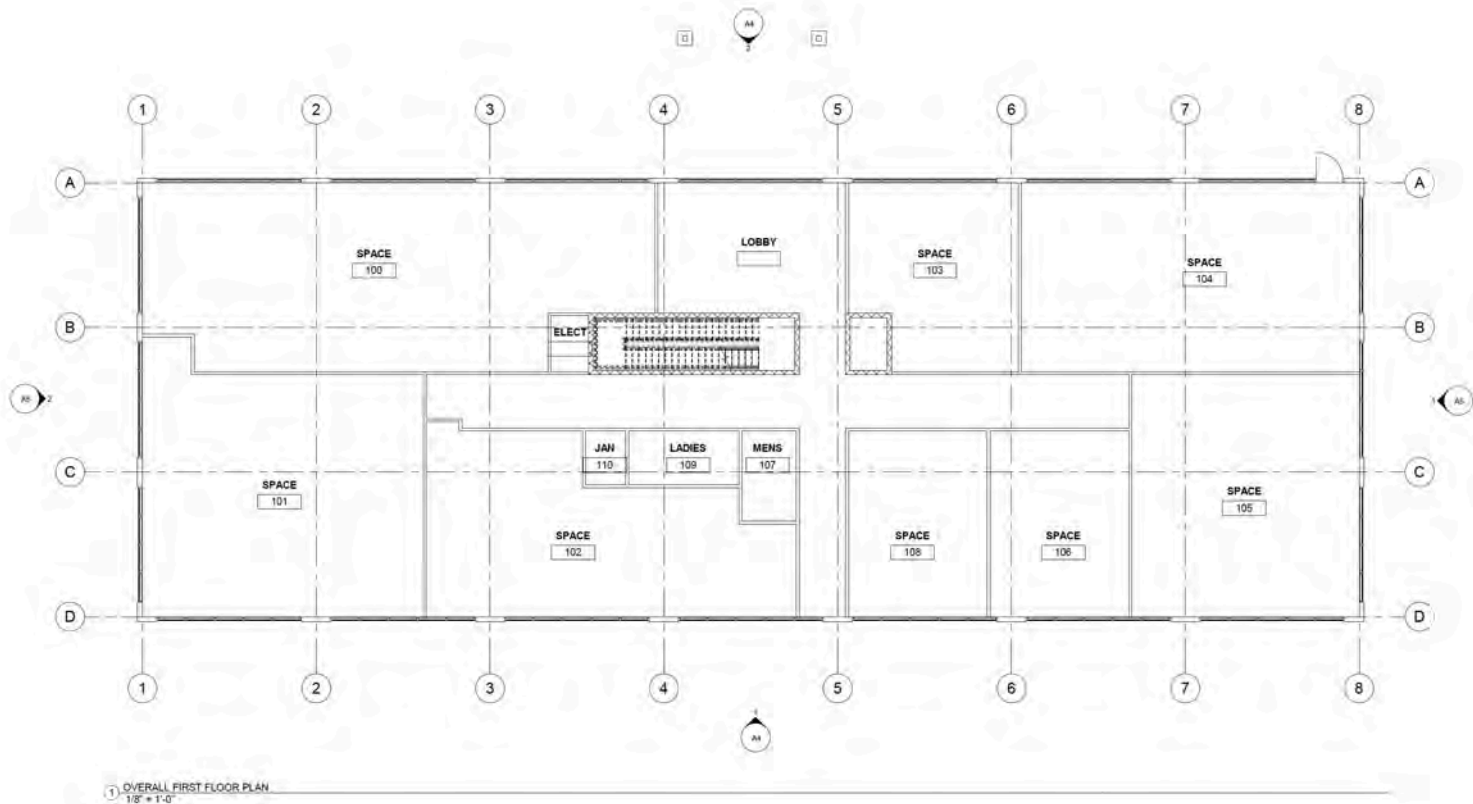
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## First Floor



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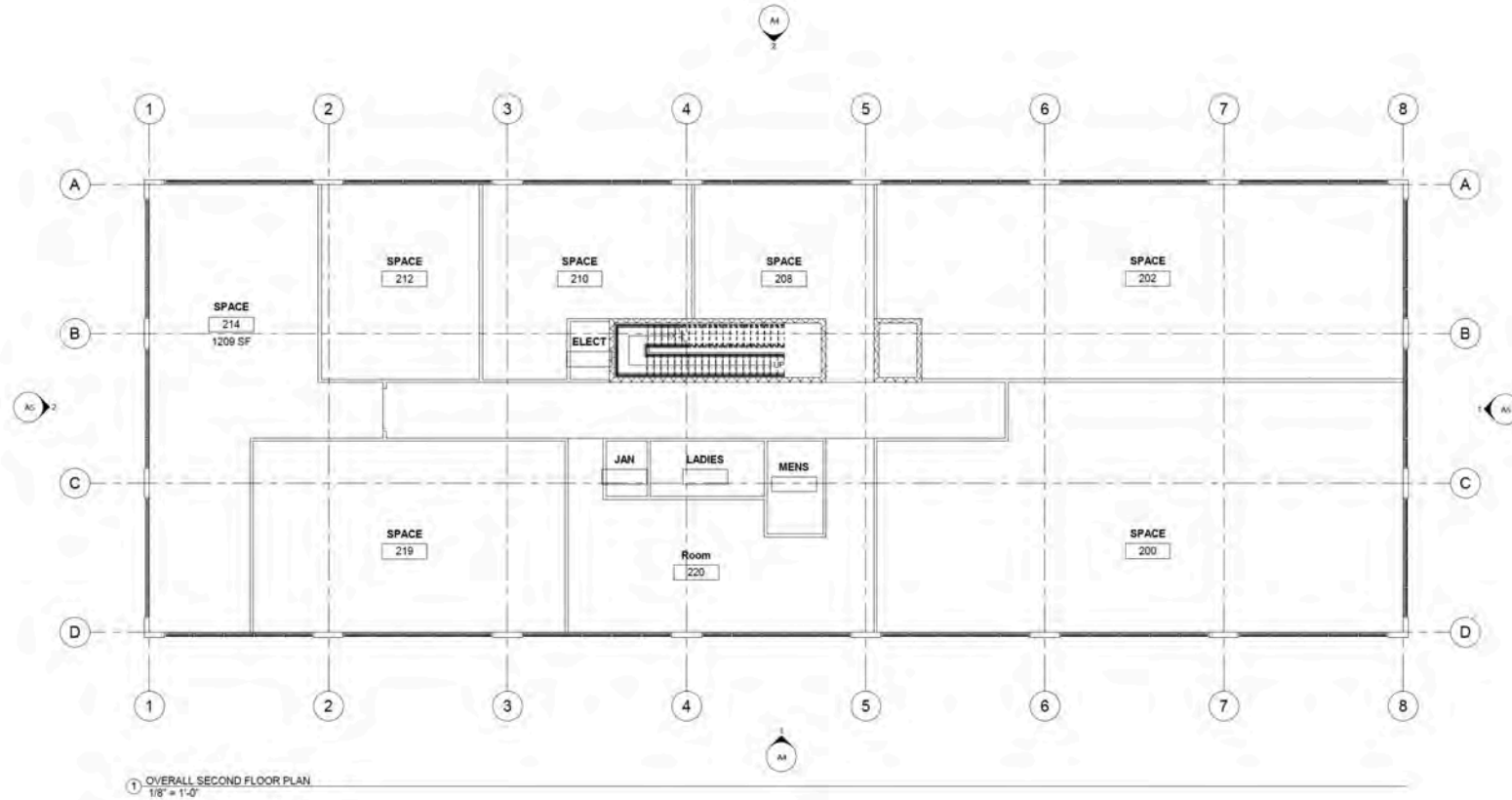


**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**

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## Second Floor



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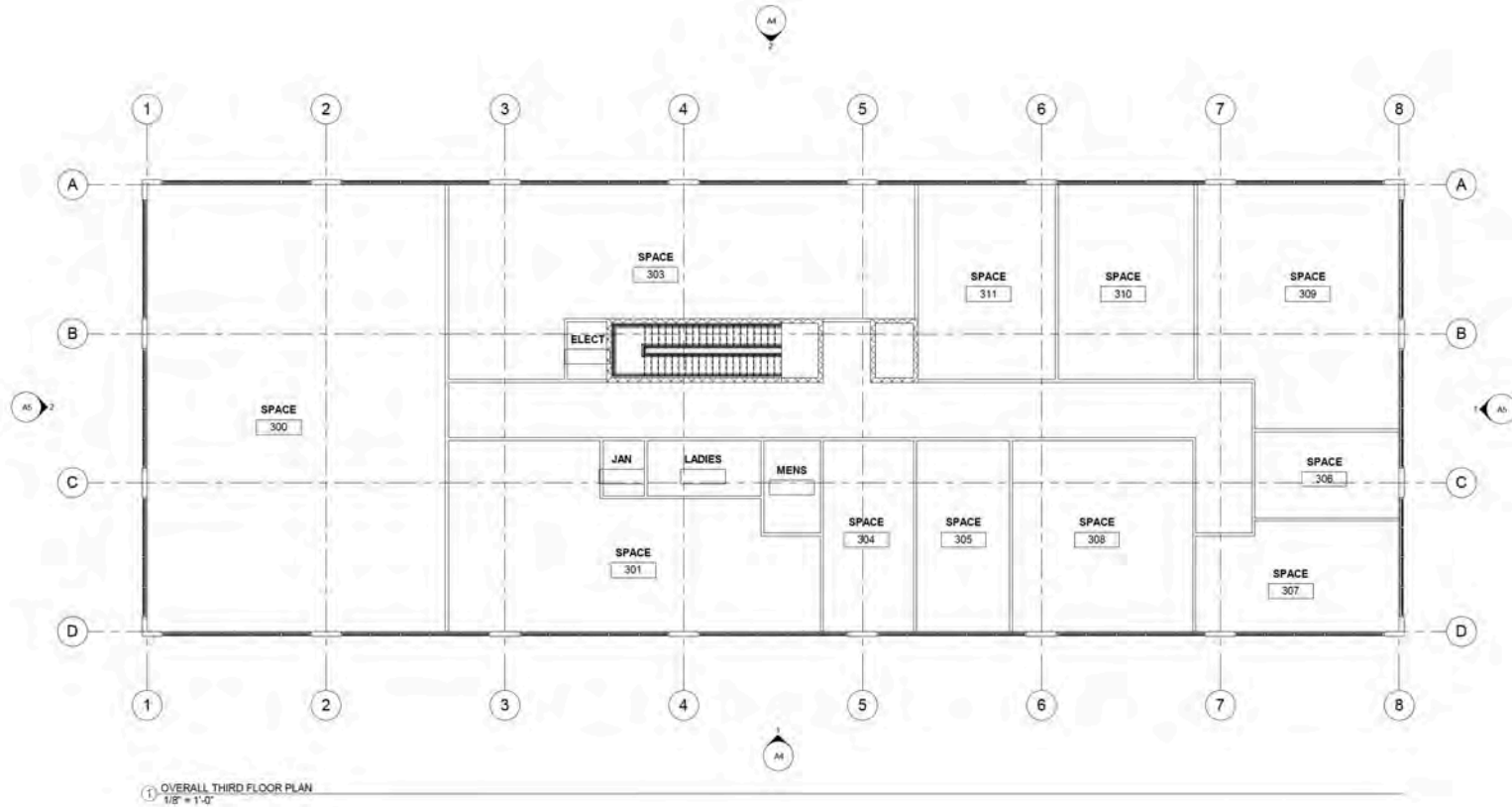


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## Third Floor



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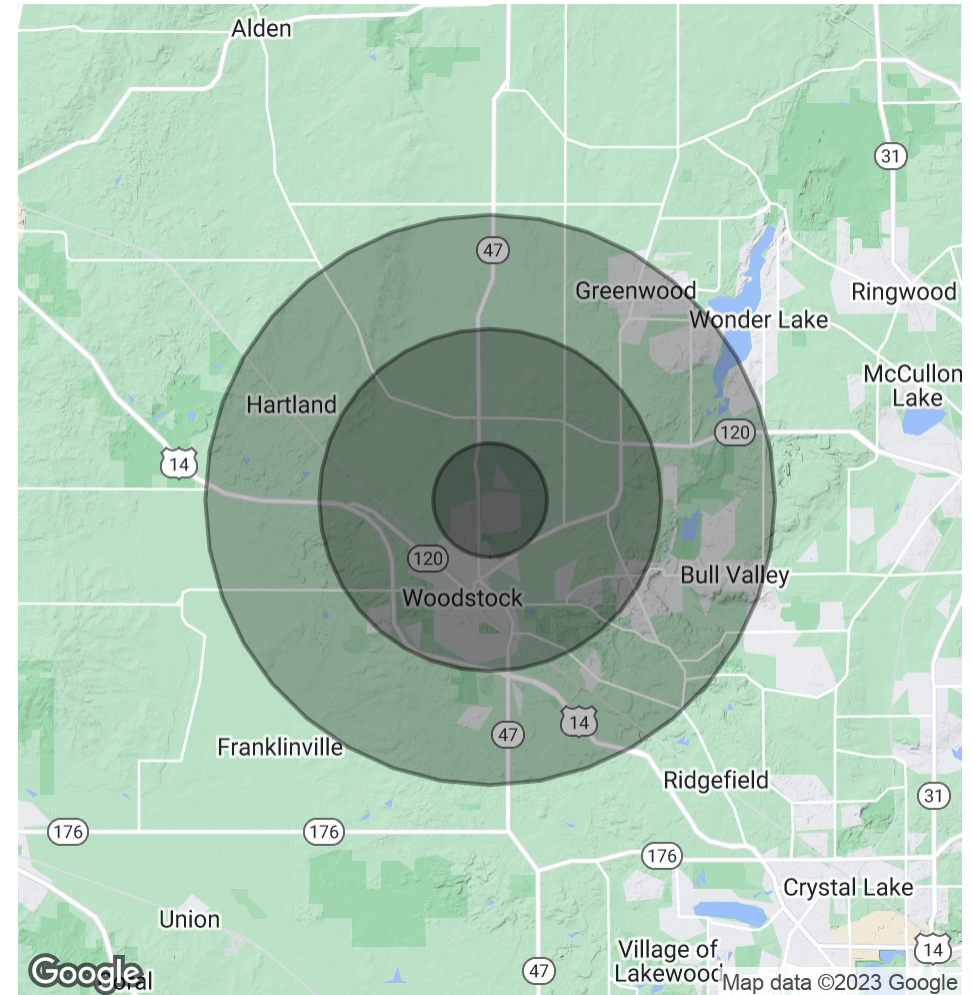
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,882	23,496	34,686
Average Age	36.8	39.7	40.3
Average Age (Male)	34.8	38.2	38.2
Average Age (Female)	41.6	42	42.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,120	9,308	13,601
# of Persons per HH	2.8	2.5	2.6
Average HH Income	\$87,226	\$82,570	\$88,244
Average House Value	\$170,442	\$179,302	\$200,758

\* Demographic data derived from 2020 ACS - US Census



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